



LAND TITLE GUARANTEE COMPANY
 5690 DTC BLVD 650E
 ENGLEWOOD, CO 80111
 Phone: (720) 529-1608
 Fax: (303) 393-3999

**"PURCHASERS"
 STATEMENT OF SETTLEMENT**

PROPERTY ADDRESS: 1499 BLAKE STREET #7A, DENVER, CO 80202

SELLER(S): CHRISTOPHER S. CHASIN

BUYER(S): W.D.C. HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

SETTLEMENT DATE: October 03, 2017

DATE OF PRORATION: October 03, 2017

DESCRIPTION	DEBIT	CREDIT
Sales Price & Earnest Money		
Sales Price	1,750,000.00	
Earnest Money from LTGC - Earnest Money		100,000.00
Title Fees to Land Title Guarantee Company		
Title Insurance ALTA Loan Policy	774.00	
Tax Certificate	26.00	
Closing Fees to Land Title Guarantee Company		
Loan Closing Fee	400.00	
Closing Fee	170.00	
Recording Fees to Land Title Guarantee Company		
Record Warranty Deed	18.00	
Record Deed of Trust	108.00	
Documentary Fee	175.00	
Homeowner's Association to Palace Lofts Condominiums Association		
Owner's Association Dues Owning Palace Lofts Condominiums Association 10/03/2017 to 10/31/2017 @ \$23.4194/day	679.16	
NOVEMBER ASSESSMENT	726.00	
New Loan to FIRSTBANK		
New Loan Amount from FIRSTBANK		1,225,000.00
Loan Origination Fee to FIRSTBANK	12,250.00	
Loan Processing Fee to FIRSTBANK	950.00	
Tax Service Premium to CoreLogic Tax Service	132.00	
Appraisal Processing to: to Mercury Network	11.00	
Appraisal Fee to NATHANIEL HAWK	800.00	
Credit Report to KROLL FACTUAL DATA	33.95	
Condo Questionnaire to SKYLINE MGMT	103.95	
SERVICELINK	7.00	
Loan Interest to FIRSTBANK 10/03/2017 to 11/01/2017 @ \$109.0800/day	3,163.32	
Tax Reserves 8 months @ \$806.91	6,455.28	
Hazard Insurance Premium to Great Northern Insurance Co	2,227.00	
Aggregate Adjustment from FIRSTBANK		0.02
Real Estate Tax to DENVER COUNTY TREASURER		
Current Year Property Taxes 02331-19-138-138 01/01/2017 to 10/03/2017 @ \$27.1362/day		7,462.46
Commission to KENTWOOD CITY PROPERTIES LLC		
Additional Commission to KENTWOOD CITY PROPERTIES LLC	200.00	
SubTotals	1,779,409.66	1,332,462.48
Due from Buyer/Borrower		446,947.18
Totals	1,779,409.66	1,779,409.66

The above figures do not include sales or use taxes on property

APPROVED AND ACCEPTED



PURCHASER(S)
W.D.C. HOLDINGS, LLC, A COLORADO LIMITED
LIABILITY COMPANY

By: 

BRIAN WATSON, MANAGER

REAL ESTATE BROKER:


KENTWOOD CITY PROPERTIES LLC

LAND TITLE CLOSING AGENT:


Mandi Underdown